

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:
JAMES O. ACKERMAN
129 GLENGERRY DR
PELHAM, ALABAMA 35124

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Two Hundred Sixty Five Thousand and 00/100 Dollars (\$265,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, HAREL W. TUCKER, JR. AND NANCY SEALY TUCKER, husband and wife, (herein referred to as "Grantors"), do grant, bargain, sell, and convey unto JAMES O. ACKERMAN AND SHARI M. ACKERMAN (herein referred to as "Grantees"), as Joint Tenants, with right of survivorship, all of their right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

LOT 1023, ACCORDING TO THE SURVEY OF GLENGERRY AT BALLANTRAE, PHASE II, AS RECORDED IN MAP BOOK 38, PAGE 118, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA


\$212,000.00 OF THE CONSIDERATION HEREIN WAS DERIVED FROM A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH

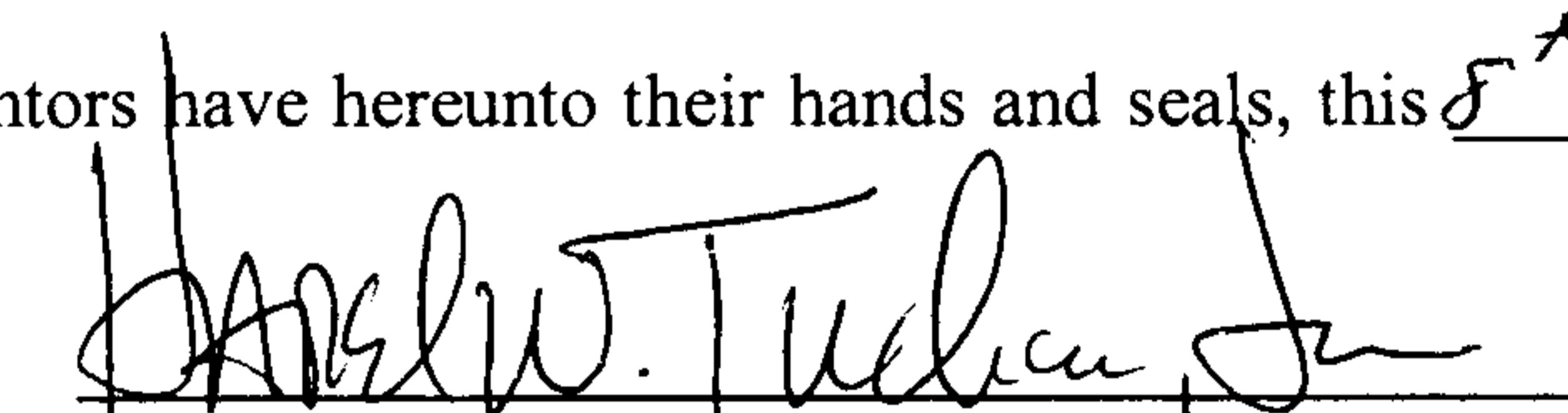
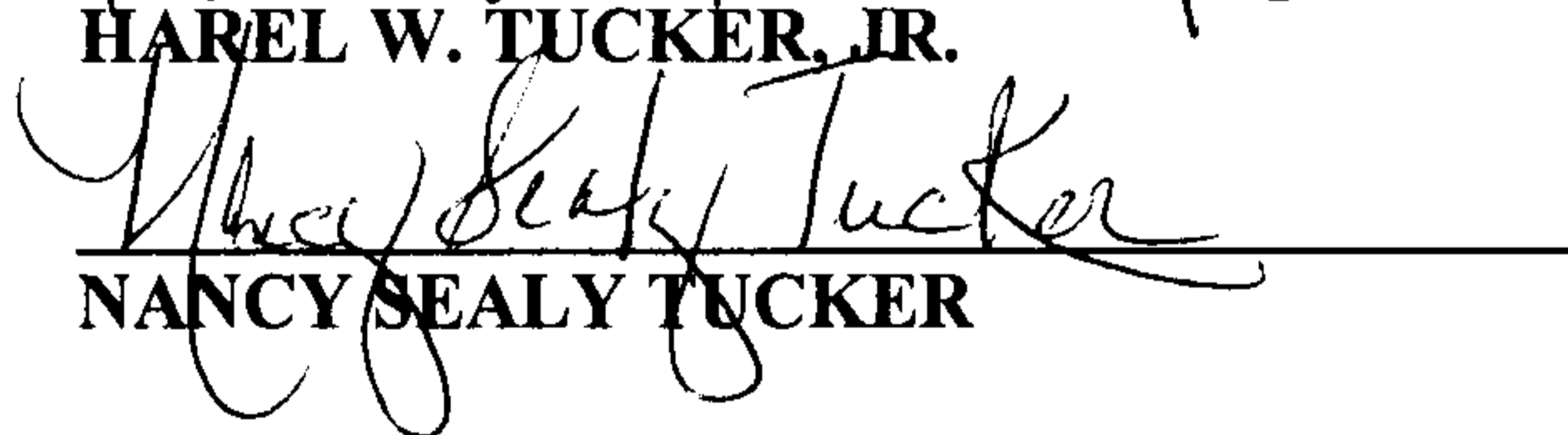
Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

TO HAVE AND TO HOLD unto the said Grantees as Joint Tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees shall take as tenants in common.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, and their assigns, that we are lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have hereunto their hands and seals, this 8th day of JUNE, 2012.


20120618000214890 1/1 \$65.00
Shelby Cnty Judge of Probate: AL
06/18/2012 02:31:28 PM FILED/CERT


HAREL W. TUCKER, JR.

NANCY SEALY TUCKER

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that, HAREL W. TUCKER, JR. AND NANCY SEALY TUCKER, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of JUNE, 2012.



Notary Public

My Commission Expires: 9/18/2012

Shelby County, AL 06/18/2012
State of Alabama
Deed Tax: \$53.00

